081.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,800 / 742,800
					USE VALUE:	742,800 / 742,800
					ASSESSED:	742,800 / 742,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SZARKO MARK E & OLIVIA L
Owner 2:	
Owner 3:	
Street 1:	32 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EATON PATRICK R/COURTNEY L -
Owner 2:	-
Street 1:	32 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .194 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8436.000	266,400	5,200	471,200	742,800
Total Card	0.194	266,400	5,200	471,200	742,800
Total Parcel	0.194	266,400	5,200	471,200	742,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.06 | /Parcel: 529.06

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 49995

GIS Ref

GIS Ref

Insp Date 11/07/18

!6539!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	266,400	5200	8,436.	471,200	742,800		Year end	12/23/2021
2021	101	FV	258,600	5200	8,436.	471,200	735,000		Year End Roll	12/10/2020
2020	101	FV	258,700	5200	8,436.	471,200	735,100	735,100	Year End Roll	12/18/2019
2019	101	FV	212,600	4600	8,436.	477,900	695,100	695,100	Year End Roll	1/3/2019
2018	101	FV	212,600	4600	8,436.	356,700	573,900	573,900	Year End Roll	12/20/2017
2017	101	FV	212,600	4600	8,436.	323,100	540,300	540,300	Year End Roll	1/3/2017
2016	101	FV	212,600	4600	8,436.	309,600	526,800	526,800	Year End	1/4/2016
2015	101	FV	200,900	4600	8,436.	262,500	468,000	468,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:04:42

LAST REV

Date	Time
08/11/20	10:46:56
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6539

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EATON PATRICK R	59589-434		7/24/2012		545,000	No	No		
LEIGHTON HEIDI	49725-279		7/3/2007		473,000	No	No		
MAC PHEE ELEANO	49146-484		3/19/2007	Sub Sale	388,500	No	No		
MAC PHEE JOHN	47124-300		3/17/2006	Family	1	No	No		
	9639-559		7/23/1960		15,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2020	688	Redo Bas	19,700	C				
9/8/2017	1163	Porch	26,900	C				
10/21/2013	1561	Redo Bat	8,000	C				
11/18/2011	1524	Re-Roof	6,900					
7/12/2007	558	Add Bath	10,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Inspected	BS	Barbara S
10/2/2018	MEAS&NOTICE	BS	Barbara S
5/14/2014	External Ins	PC	PHIL C
1/28/2014	Info Fm Prmt	EMK	Ellen K
12/9/2008	Meas/Inspect	345	PATRIOT
12/3/2008	MLS	MM	Mary M
6/18/2007	MLS	HC	Helen Chinal
1/12/2000	Meas/Inspect	264	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49995
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8436		Sq. Ft.	Site		0	70.	0.80	5									471,158						471,200	

Total AC/HA:	0.19366	Total SF/SM:	8436	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	471,158	Spl Credit		Total:	471,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386093
Depreciation:	119689
Depreciated Total:	266404

COMMENTS

12 FT SHED DRMR (FRONT OF HOUSE)..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

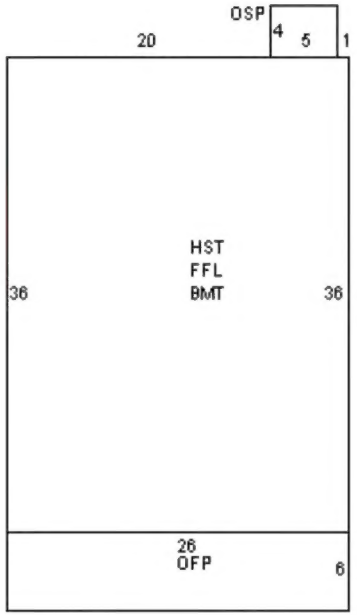
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.41
Special Features:	0	Val/Su Net:	105.88
Final Total:	266400	Val/Su SzAd	189.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	54.120	50,659
FFL	First Floor	936	180.410	168,863
HST	Half Story	468	180.410	84,432
OFP	Open Porch	156	26.800	4,181
OSP	Screen Porch	20	47.910	958

Net Sketched Area:	2,516			Total:	309,093
Size Ad	1404	Gross Area	2984	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1930	22.31	T	40	101			4,600			4,600
19	Patio	D	Y	1	13X13	A	AV	1998	4.47	T	16.8	101			600			600

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200